

PEACOCK
COMPANIES
commercial real estate

BACK TO MARKET

FOR LEASE | SATORI POINTE

13,524± SF RETAIL SPACE (DIVISIBLE)

Hendricks County | Intersection of US 36 & Satori Parkway

8400 E US Hwy 36 | Avon, IN 46123

13,524± SF TOTAL (DIVISIBLE) AVAILABLE IN NEW COMMERCIAL DEVELOPMENT



EXCELLENT OPPORTUNITY ALONG ESTABLISHED & GROWING TRADE CORRIDOR



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FOR LEASE | NEW SATORI POINTE

13,524± SF TOTAL RETAIL/COMMERCIAL AVAILABLE (DIVISIBLE)

NWC of US 36 & Satori Pkwy | 8400 E US Hwy 36 | Avon, IN 46123 | Hendricks County

EXCELLENT OPPORTUNITY ALONG ESTABLISHED & GROWING TRADE CORRIDOR

PROPERTY FEATURES:

- **FOR LEASE (OPTION A): 13,524± SF total retail/commercial space combined in two buildings; each building 2,075± SF up to 6,762± SF (divisible).**
- **FOR LEASE (OPTION B): 2,500± SF QSR building & 7,200± SF (divisible) retail/commercial space available**
- **End cap drive-thrus & patio seating depending on site plan.**
- Zoned commercial/retail
- Join new tenants including Cooper Hawk Restaurant & Winery, State Bank of Lizton, Zaxby's; new nearby tenants include Bubba's 33, Chicken Salad Chick, Crumbl Cookie, Hollywood Feed Pet Supply, Greek's Pizzeria, Penn Station, First Watch, Piada, Bibibop, MilkShake Factory, and Raising Cane's.
- Great visibility and strong traffic counts on heavily traveled US 36.
- Adjacent to NEW Costco location just east of site and less than one mile west of Walmart Supercenter.
- Located on the north side of US 36/ Rockville Rd & Satori Pwy directly in front of Satori Flats, a 269 unit luxury apartment community opened in 2019 and the YMCA.
- Located on an established busy north-south trade corridor.
- Avon has consistent steady growth and attracts many national and local retailers along Rockville Road.
- Close to Indianapolis International Airport with easy access to interstates and SR 267.

OPTION A | FOR LEASE 2,075± SF UP TO 6,762± SF (DIVISIBLE)



OPTION B | FOR LEASE 2,500± SF UP TO 7,200± SF (DIVISIBLE)



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07/17/2025



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PROPOSED LEASE PLAN OPTION A | 2,075± SF UP TO 6,762± (DIVISIBLE)



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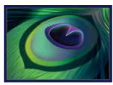
PROPOSED LEASE OPTION B | 2,500± SF UP TO 7,200± SF (DIVISIBLE)



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TRADE AERIAL & DEMOS:



DEMOGRAPHICS		1 MILE	3 MILE	5 MILE	10 MIN
	EST. POPULATION 2026	6,233	62,265	136,811	87,593
	ADJ. DAYTIME DEMOS 16+	3,920	30,781	80,401	46,389
	PROJ HH ANNUAL GROWTH (2026-2031)	1.5%	1.5%	0.9%	1.2%
	EST. HOUSEHOLDS 2026	2,486	23,004	53,003	33,139
	EST. AVG. HH INCOME 2026	\$136,194	\$127,118	\$118,266	\$123,841
	MEDIAN AGE	34.0	36.0	37.2	37.1
	ANY COLLEGE (SOME COLLEGE OR HIGHER)	67.8%	65.1%	64.0%	64.7%

- Trade area national retailers include:** Costco, Kroger, Walmart Supercenter, Hobby Lobby, Meijer, Menards, PetSmart, Lowe's, SuperTarget, HomeGoods, Marshalls, Dick's, Ross, Old Navy, Party City, Joanns, Bed Bath & Beyond, Michaels, Best Buy, Office Depot, Fresh Thyme, LA Fitness, Big Lots, Goodwill, Dollar Tree, Half Price Books, CVS, Walgreens, Ulta and many more.
- Trade area national restaurants include:** Outback, Olive Garden, Panera, McAlister's, O'Charley's, Portillo's, City BBQ, Applebee's, Chuck E. Cheese, Cheddar's, Chick-fil-A, Wings Etc, Buffalo Wild Wings, Five Guys, Cold Stone Creamery, Panda Express, Starbucks, Dunkin' Donuts and many national fast food retailers.
- NEW TO MARKET:** Crumbl Cookie, Raising Canes, Zaxby's, Coopers Hawk, State Bank of Lizton, Bubba's 33, Chicken Salad Chick, Hollywood Feed Pet Supply, First Watch, Piada, Bibbipop, Greek's Pizzeria, Penn Station, and Swig.

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